



Mary Smith  
Planning Service  
Medway Council  
Gun Wharf  
Dock Road  
Chatham  
Kent  
ME4 4TR

Our ref: EEH/16874

**By Email Only**

22 May 2025

Dear Mary,

**DISCHARGE OF CONDITION 40 OF PLANNING PERMISSION MC/20/3237  
MOUNTBATTEN HOUSE, 28 MILITARY ROAD, CHATHAM, MEDWAY ME4 4JX**

**FULL PLANNING PERMISSION FOR THE CHANGE OF USE AND CONVERSION OF MOUNTBATTEN HOUSE TO PROVIDE 108 APARTMENTS TOGETHER WITH THE CONSTRUCTION OF A 12 STOREY EXTENSION TO PROVIDE A FURTHER 56 APARTMENTS WITH 3NO. FLEXIBLE COMMERCIAL FLOORSACE AT GROUND FLOOR LEVEL, FOLLOWING DEMOLITION OF THE ACCESS RAMPS TO/FROM THE FORMER BUS STATION. CHANGE OF USE AND CONVERSION OF FORMER BUS STATION TO PROVIDE CAR PARKING FOR THE RESIDENTIAL UNITS. CHANGE OF USE OF PART OF THE THIRD FLOOR LEVEL ROOF AREA OF MOUNTBATTEN HOUSE TO PROVIDE RESIDENTIAL FACILITIES (WASTE AND RECYCLING), CYCLE PARKING. CONSTRUCTION OF ROOFTOP RESTAURANT ON MOUNTBATTEN HOUSE TOGETHER WITH PUBLIC AND RESIDENTIAL ROOF GARDENS. THE CONSTRUCTION OF A FEATURE ENTRANCE TO THE PENTAGON SHOPPING CENTRE. CONSTRUCTION/INSTALLATION OF POP UP CONTAINERS FOR SHOPS, KIOSKS AND CAFE OUTLETS IN THE LOWER LEVEL OF THE FORMER BUS STATION FACING THE NEW PUBLIC SQUARE. INSTALLATION OF FLAG/BANNER FACADE TO TAXI RANK AND FORMER BUS STATION FRONTING THE BROOK. PUBLIC REALM AND LANDSCAPING WORKS INCLUDING PROVISION OF A PUBLIC SQUARE. (PLANNING PERMISSION MC/20/3237)**

We write on behalf of our clients, Medway Development Company, and advise that an application for the discharge of **condition 40** pursuant to Planning Permission MC/20/3237 has been submitted online via the Planning Portal today (**Planning Portal Reference PP-PP-14041974**).

**CONDITION 40 BIODIVERSITY ENHANCEMENT**

Condition 40 is worded as follows:

*'Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include the provision of bird boxes and native species planting in any landscaping.'*

We enclose with this letter the following document:



- Biodiversity Enhancement Plan for Consented Redevelopment of Mountbatten House and adjacent areas, Military Road, Chatham, Medway, Kent (6 May 2025) by CGO Ecology Ltd.

The Biodiversity Enhancement Plan, which has been prepared by CGO Ecology Ltd, focuses on rooftop nestbox provisions for peregrine falcon and black redstart. Prior to preparing the Biodiversity Enhancement Plan, a ground level walkover of the site and a rooftop visit to Mountbatten House were carried out.

The site is described in the Biodiversity Enhancement Plan as having limited semi-natural habitat value. Most of the land within the application red line area is built development (buildings and hardstanding areas). There are several areas of short mown amenity grassland, a number of planted trees and a few edges which included some shrub coverage. There are 37 plant species on the floral list which was gathered for the PEA.

Most of the trees will be retained but the mown grassland, shrub and ruderal fringes will be remodeled in the new design for the public realm areas of the scheme. The losses are low to negligible in biodiversity value, and will be easily offset by the planned landscaping in the consented designs.

Significant enhancement is proposed in the form of a peregrine nestbox on the roof of Mountbatten House. Peregrine falcon is 'green' in the fifth Birds of Conservation Concern Assessment, but is a welcome addition to any urban fauna. Peregrines feed on urban birds, especially feral pigeons.

During the ecologist's March 2025 visit to the rooftop of Mountbatten House, a suitable location was identified at the northeast corner of the roof, inside the parapet. This location is the area least likely to be disturbed by maintenance, public access, or other human activities. A concrete box such as the 'Schwegler Peregrine Falcon Nest Box', will be installed under ecologist supervision once all works have been completed on the roof. Ideally, the timing would be optimised for the nestbox to be discovered by peregrines prior to their nesting season begins in March.

In addition, Black Redstart nestboxes will also be installed. Black redstart is classified as 'red' (the highest threat status) in BoCC5, and is an important species to target in nestbox provision. It nests readily on urban rooftops. A model such as the Schwegler 1HE Brick Box has been recommended in the Biodiversity Enhancement Plan and will be installed in two undisturbed locations at the north and south ends of the Mountbatten House rooftop.

Black redstart may not use one or both nestboxes if nesting peregrines are present. Nevertheless, black redstart could nest there until peregrines occupy the peregrine nestbox, and would be an important enhancement even if peregrines do not nest.

The roof is around 100m in length, which is sufficient to accommodate two separate black redstart boxes. The southernmost location may still be used by black redstart even if peregrines occupy their box at the other end of the roof.

Gulls may also nest on the rooftop, in the open, regardless of planned provisions. Although gulls are often seen as a nuisance, it should be noted that all three large urban gulls are threatened species in the UK. In the 'BoCC5a' seabird addendum (Stanbury et al, 2024), herring gull and great black-backed gull are classified 'red', and lesser black-backed gull is 'amber'.



In terms of a management plan, the bird nestboxes can be left unmanaged, and should not be disturbed.

We trust that this discharge of condition application is satisfactory and would request that it is processed and determined at your earliest possible convenience. Please feel free to contact me in the meantime if you have any queries or require any additional information.

Yours sincerely,

A handwritten signature in blue ink that reads 'Emma Hawkes'.

Emma Hawkes

**Associate Director**

email: [emma.hawkes@dhaplanning.co.uk](mailto:emma.hawkes@dhaplanning.co.uk)

Enc: Biodiversity Enhancement Plan for Consented Redevelopment of Mountbatten House and adjacent areas, Military Road, Chatham, Medway, Kent (6 May 2025)